



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: October 3, 2016
File: RZ 15-712886

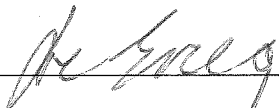
Re: Application by Mukhtiar Sian for Rezoning at 3760/3780 Blundell Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9627, for the rezoning of 3760/3780 Blundell Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.


Wayne Craig
Director, Development

WC:cl
Att:6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Mukhtiar Sian has applied to the City of Richmond for permission to rezone the property at 3760/3780 Blundell Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from Blundell Road (Attachment 1). A survey of the subject site is included in Attachment 2. The site currently contains a duplex, which will be demolished at future development stage.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North, immediately across Blundell Road, is a single-family dwelling on a lot zoned “Single Detached (RS1/E)” at 3651 Blundell Road, and a multi-family complex on a lot under LUC 024 at the corner of Blundell Road and No. 1 Road at 7871 No. 1 Road.
- To the South, fronting Bairdmore Crescent is a single-family dwelling on a lot zoned “Single Detached (RS1/E)” at 8820 Bairdmore Crescent.
- To the East are two (2) new single-family dwellings on lots zoned “Single Detached (RS2/B)” at 3800 and 3820 Blundell Road.
- To the West is an existing duplex on a lot zoned “Two-Unit Dwellings (RD1)” at 3720/3740 Blundell Road.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Single-Family Lot Size Policy 5474

The subject property is located within the area covered by Single-Family Lot Size Policy 5474, adopted by City Council in 2008 (Attachment 4). The Lot Size Policy permits existing duplexes to rezone and subdivide into two (2) equal lots. This redevelopment proposal is consistent with Lot Size Policy 5474, and would result in a subdivision to create two (2) lots, each approximately 12 m wide and 446 m² in area.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the Local Government Act.

Analysis

Site Access

Vehicle access to the proposed lots is to be from Blundell Road via separate driveway crossings.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses seven (7) bylaw-sized trees and two (2) undersized trees on the subject property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- Four (4) trees on-site are in good condition and should be retained and protected (Trees # 33, 35, 37, and 38).
- Five (5) trees on-site are either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions [Trees # 34 (undersized), 36 (undersized), 39, 40, and 41]. As a result, these trees are not good candidates for retention and should be removed and replaced. Replacement trees for the removal of bylaw-sized trees are specified at a 2:1 ratio as per the OCP.
- A total of five (5) trees located on the adjacent neighbouring properties at 3720/3740 Blundell Road and at 8820 Bairdmore Crescent are identified to be retained and protected.

Tree Protection

A total of four (4) trees on-site and five (5) trees on neighbouring properties are to be retained and protected as per City of Richmond Tree Protection Information Bulletin TREE-03. The applicant has submitted a tree retention plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of:
 - A contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to Trees # 33, 35, 37, and 38. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
 - A survival security in the amount of \$15,000 for Trees # 33, 35, 37, and 38. The security will be held until construction and landscaping on-site is completed, the post-construction impact assessment report from the Arborist is received, and a site inspection is conducted to ensure that the tree has not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the tree has survived.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained, as shown in the Tree Retention Plan included in Attachment 5 to this report. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

The applicant wishes to remove three (3) bylaw-sized trees on-site (Trees # 39, 40, 41), and two (2) undersized trees on-site (Trees # 34, 36). The 2:1 replacement ratio for bylaw-sized trees would require a total of six (6) replacement trees. Due to the size of the future lots, the effort required by the applicant to retain four (4) on-site trees, and the requirement that replacement trees cannot be planted within on-site utility rights-of-ways, staff recommend that only four (4) replacement trees be required. The applicant has agreed to plant and maintain a total of two (2) replacement trees on each lot proposed; for a total of four (4) trees (minimum 10 cm deciduous caliper or 5.5 m high conifers, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057).

To ensure that the four (4) replacement trees are planted and that the front yards of the proposed lots are enhanced, the applicant is required to submit the following prior to final adoption of the rezoning bylaw:

- A Landscape Plan and cost estimate, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:

- Not include hedges along the front property line;
- Include a mix of deciduous and coniferous replacement trees (which must be planted outside of any rights-of-way registered on title);
- Include the dimensions of tree protection fencing as identified in the Tree Retention Plan attached to this report;
- A Landscaping Security based on 100% of the cost estimate for the landscape works, prepared by the Registered Landscape Architect (including all trees, soft and hard materials proposed, any front yard fencing, installation costs, and a 10% contingency).

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires: a) secondary suite(s) on 100% of new lots proposed; b) secondary suite(s) on 50% of new lots proposed and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on \$2.00/ft² of the total buildable area on the remaining lots; or c) in cases where a secondary suite cannot be accommodated, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on \$2.00/ft² of the total buildable area on 100% of new lots proposed.

Consistent with the Affordable Housing Strategy, the applicant proposes a secondary suite on one (1) of the two (2) lots proposed and a cash-in-lieu contribution based on \$2.00/ft² of the total buildable area on the remaining lot (e.g. \$5,280). Prior to rezoning, the applicant is required to register a legal agreement on title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. This agreement will be discharged from title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Site Servicing and Frontage Improvements

There are no servicing concerns with rezoning.

At future Subdivision stage, the applicant is required to pay the costs associated with the future service connections and boulevard improvements as described in Attachment 5.

Adjacent to the Blundell Road frontage, there are four (4) trees on-site that are required to be retained and protected (Trees # 33, 35, 37, and 38). The retention of these trees may have implications on the design and construction of required frontage improvements, which include widening of the sidewalk and boulevard (as described in Attachment 5). At future Subdivision stage, the applicant is required to provide a work order with sufficient funds to design and construct the sidewalk and boulevard for the purpose of tree retention, to the satisfaction of the City.

Existing Legal Encumbrances

There is an existing covenant registered on title of each strata lot, which restrict the use of the property to a duplex (i.e., BF103199, BF103201), which must be discharged from title by the applicant prior to subdivision approval.

There are also existing City and third-party rights-of-ways registered on title (e.g., BC Hydro and Telus). Encroachment into rights-of-ways is not permitted. The owner is aware of the charges on title and no encroachment into the rights-of-ways are anticipated as they are located outside of the building envelope.

Financial Impact

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this application is to rezone the property at 3760/3780 Blundell Road from the "Two-Unit Dwelling (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from Blundell Road.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP and Single-Family Lot Size Policy 5474.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9627 be introduced and given first reading.



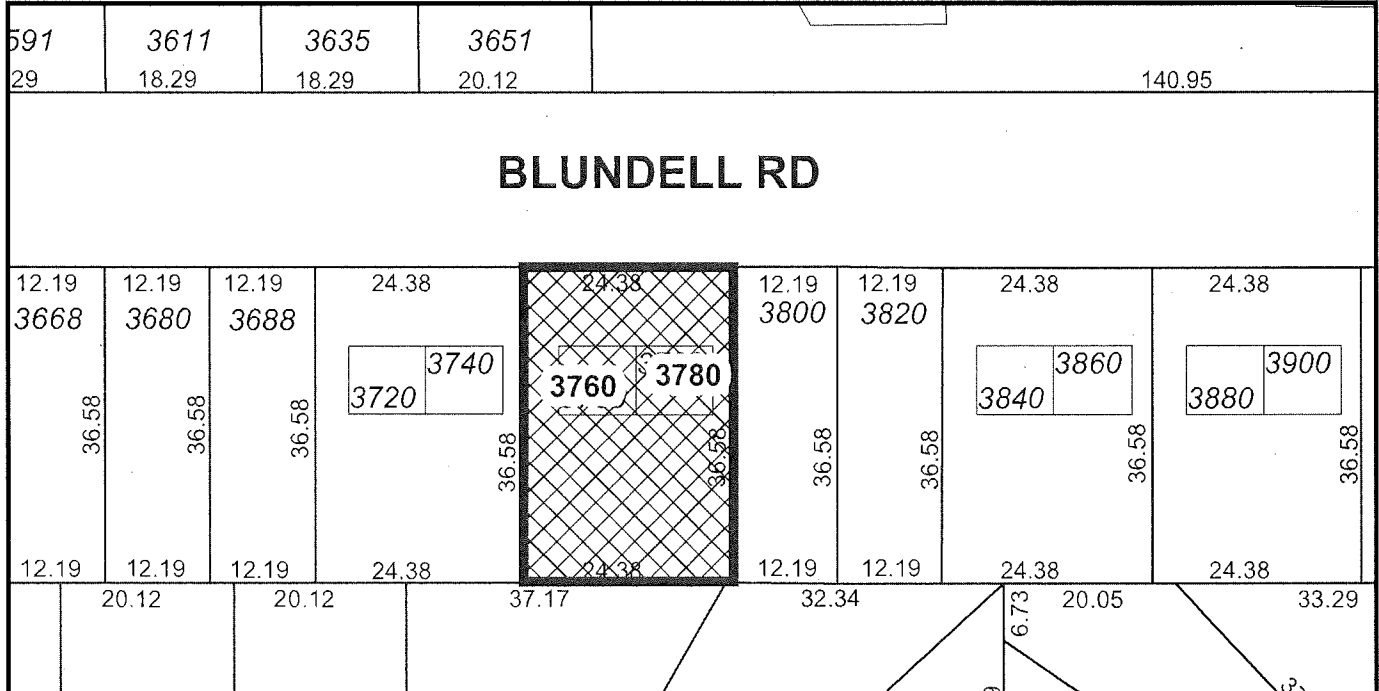
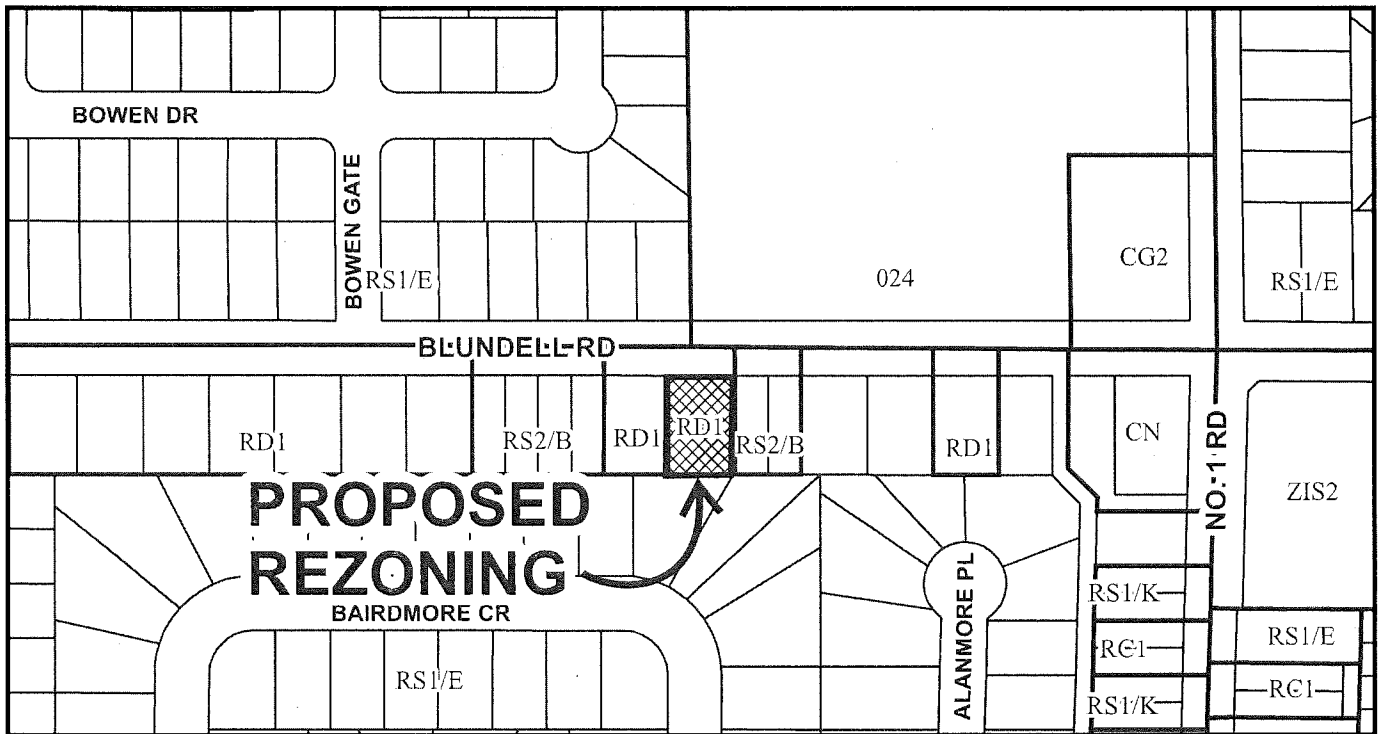
Cynthia Lussier
Planner 1

CL:rg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5474
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Rezoning Considerations



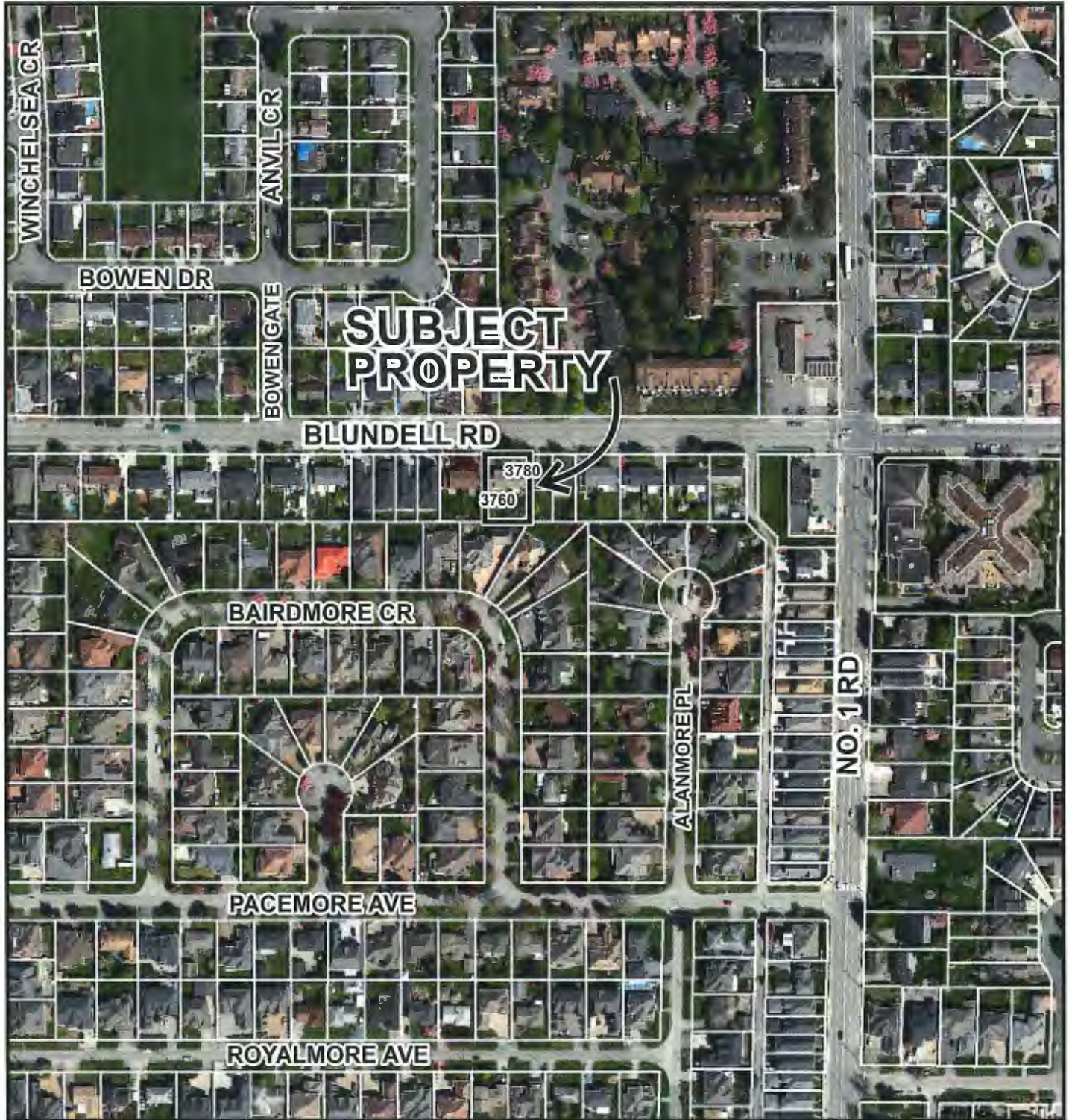
City of
Richmond



	<h1>RZ 15-712886</h1>	<p>Original Date: 12/11/15</p> <p>Revision Date: 10/11/16</p> <p>Note: Dimensions are in METRES</p>
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City of
Richmond



RZ 15-712886

Original Date: 12/11/15

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN

NWS122 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST

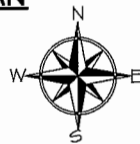
NEW WESTMINSTER DISTRICT

#3760 BLUNDELL ROAD, P.I.D. 001-124-251
 #3780 BLUNDELL ROAD, P.I.D. 001-124-269
 RICHMOND, B.C.

SCALE: 1:200

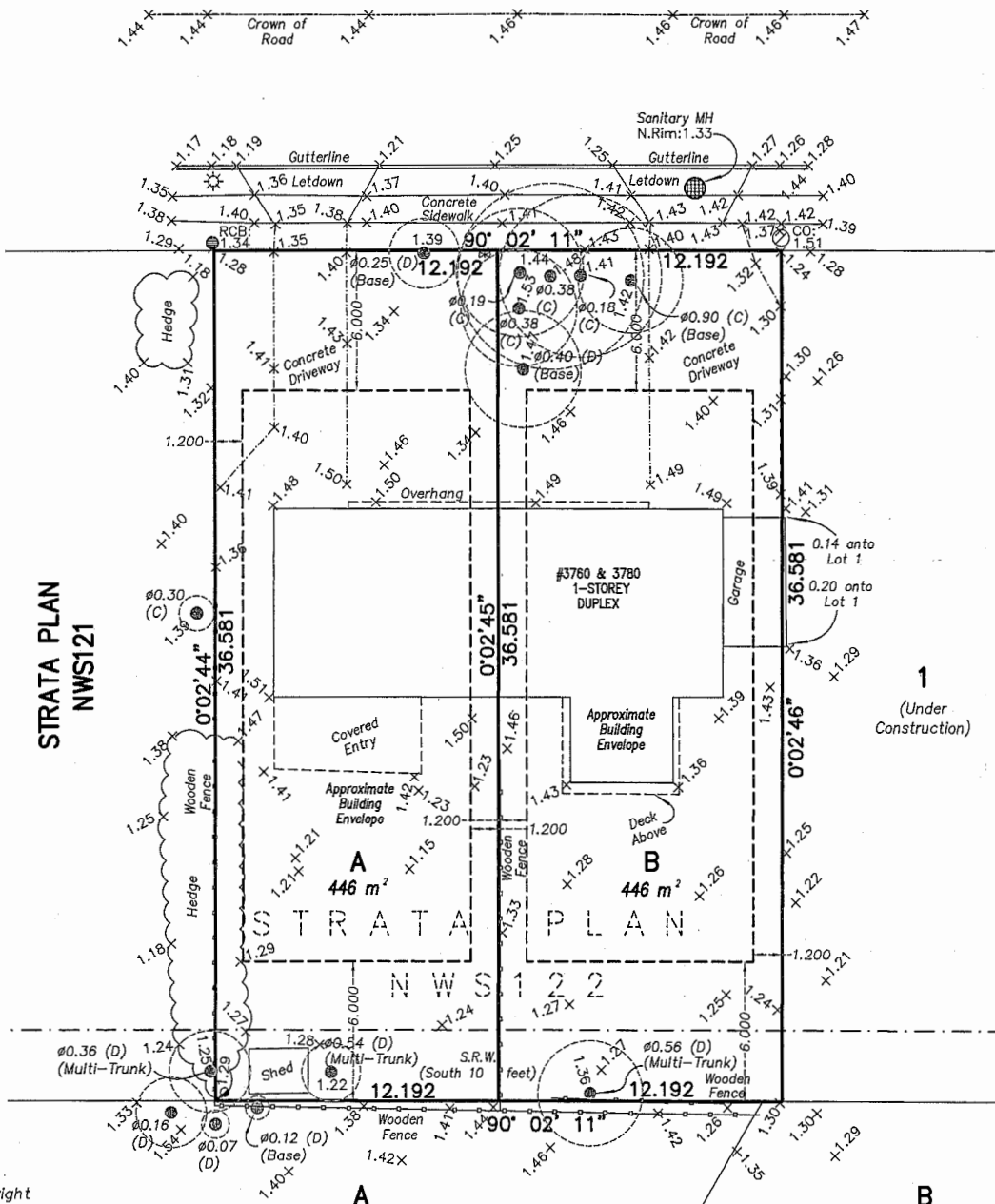


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



Nail in aluminum
 Tag #458
 Site Benchmark
 Elevation: 1.41m

BLUNDELL ROAD



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 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 6195
 FB-287 P93-96
 Drawn By: IO

LEGEND:

- (c) denotes conifer
- (d) denotes deciduous
- denotes round catch basin
- ⊗ denotes water valve
- ⊙ denotes manhole
- ⊕ denotes cleanout
- ⊛ denotes lamp standard
- ⊚ denotes power post

NOTE:

Use site Benchmark Tag #458 for construction elevation control.

NOTE:

Elevations shown are based on City of Richmond HPN Benchmark network.
 Benchmark: HPN #231
 Control Monument 19713
 Elevation: 3.419m
 Benchmark: HPN #235
 Control Monument 77H4885
 Elevation: 1.103m

CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO FIELD SURVEY

(Signature)
 JOHNSON C. TAM, B.C.L.S.

SEPTEMBER 4th, 2015.

DWG No. 6195-Topo



RZ 15-712886

Attachment 3

Address: 3760/3780 Blundell Road

Applicant: Mukhtiar Sian

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Mukhtiar Sian Resham Singh Sian	To be determined
Site Size (m²):	892 m ² (9,601 ft ²)	Two (2) lots, each approximately 446 m ²
Land Uses:	Duplex	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
Single-Family Lot Size Policy Designation:	Single-Family Lot Size Policy 5474 allows properties with existing duplexes to rezone and subdivide into two (2) equal lots.	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² , plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² , plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	245.3 m ² (2,640 ft ²) per lot	245.3 m ² (2,640 ft ²) per lot	none permitted
Lot Coverage (% of lot area):	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Live Plant Material: Min. 25%	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Live Plant Material: Min. 25%	none
Lot Size:	360 m ²	446 m ²	none
Lot Dimensions (m):	Width: 12 m Depth: 24 m	Width: 12.192 m Depth: 36.581 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	2 ½ storeys (max. 9.0 m, peaked roof; max. 7.5 m, flat roof)	2 ½ storeys (max. 9.0 m, peaked roof; max. 7.5 m, flat roof)	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

**Policy 5474:**

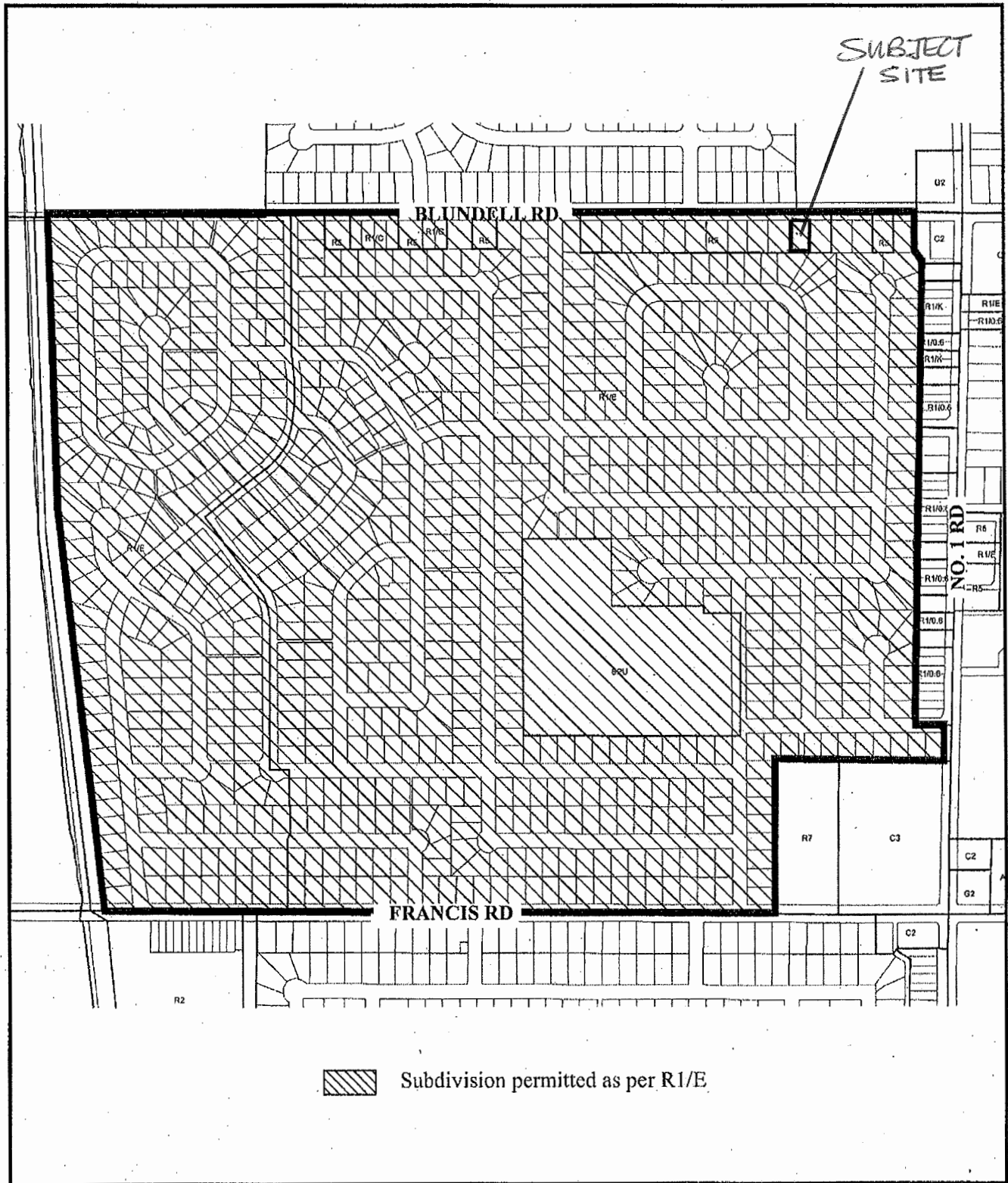
The following policy establishes lot sizes in Sections 21-4-7 & 22-4-7, in the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail as shown on the attached map:

1. That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 & 22-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300 with the following exceptions:

That lots with existing duplexes be permitted to rezone and subdivide into two (2) equal halves lots;

and that this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Zoning and Development Bylaw No. 5300.

2. Multiple-family residential development shall not be permitted.



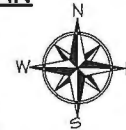
Policy 5474
21-4-7 & 22-4-7

Original Date: 02/29/08
 Amended Date: 05/20/08
 Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN
NWS122 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT

#3780 BLUNDELL ROAD, P.I.D. 001-124-251
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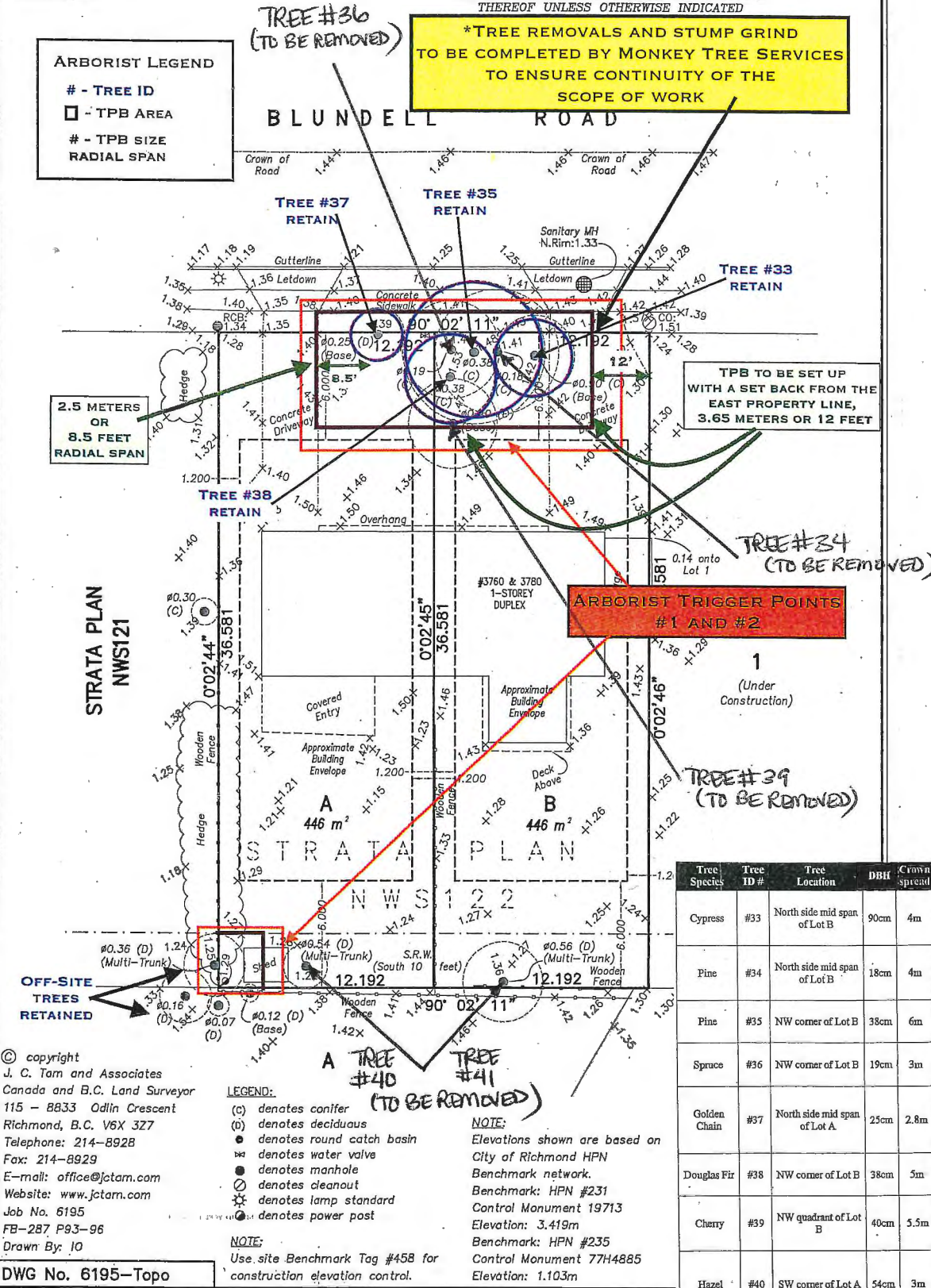
SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

***TREE REMOVALS AND STUMP GRIND
 TO BE COMPLETED BY MONKEY TREE SERVICES
 TO ENSURE CONTINUITY OF THE
 SCOPE OF WORK**

ARBORIST LEGEND
 # - TREE ID
 □ - TPB AREA
 # - TPB SIZE
 RADIAL SPAN



Tree Species	Tree ID #	Tree Location	DBH	Crown spread
Cypress	#33	North side mid span of Lot B	90cm	4m
Pine	#34	North side mid span of Lot B	18cm	4m
Pine	#35	NW corner of Lot B	38cm	6m
Spruce	#36	NW corner of Lot B	19cm	3m
Golden Chain	#37	North side mid span of Lot A	25cm	2.8m
Douglas Fir	#38	NW corner of Lot B	38cm	5m
Cherry	#39	NW quadrant of Lot B	40cm	5.5m
Hazel	#40	SW corner of Lot A	54cm	3m
Birch	#41	South side mid-span of Lot B	56cm	5m

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 J. C. Tam and Associates
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 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
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 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 6195
 FB-287 P93-96
 Drawn By: JO

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 (c) denotes conifer
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 Control Monument 19713
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 Benchmark: HPN #235
 Control Monument 77H4885
 Elevation: 1.103m

DWG No. 6195-Topo



Address: 3760/3780 Blundell Road

File No.: RZ 15-712886

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9627, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including all trees, soft and hard materials proposed, any front yard fencing, installation costs, and a 10% contingency). The Landscape Plan should:
 - should not include hedges along the front property line;
 - include a mix of coniferous and deciduous replacement trees (which must be planted outside of any rights-of-way registered on title);
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan included in Attachment 5 to this report; and
 - include the four (4) required replacement trees with the following minimum sizes, **as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees:**

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	10 cm		5.5 m

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained (Trees # 33, 35, 37, and 38). The Contract must include the scope of work required, including: the proposed number of site monitoring inspections (at specified stages of construction), any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$15,000 for Trees # 33, 35, 37, 38 to be retained. The security will be held until construction and landscaping on-site is completed, the post-construction impact assessment report from the Arborist is received, and a site inspection is conducted by City staff to ensure that the tree has not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the tree has survived.
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) lots proposed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. The City's acceptance of the applicant's voluntary contribution to the City's Affordable Housing Reserve Fund in the amount of \$2.00 per square foot of the total buildable area on the remaining lot proposed (e.g. \$5,280).

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

- Installation of tree protection fencing around all trees to be retained (Trees # 33, 35, 37, and 38), as shown on the Tree Retention Plan included in Attachment 5 to this report. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

At Subdivision* stage, the applicant must complete the following requirements:

- Discharge of the existing covenant registered on title of the strata lots (i.e., BF103199 and BF103201), which restricts the use of the property to a duplex.
- Pay Servicing Costs for the scope of works described below, which are to be completed at future development stage (including but not limited to):

Water Works

- a) Using the OCP Model, there is 184.0 L/s of water available at a 20 psi residual at the Blundell Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s. At Building Permit stage, the developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- b) At the developer's cost, the City is to:
 - Cut and cap the existing water service connection along the Blundell Rd frontage.
 - Install two (2) new water service connections complete with meters and meter boxes along the Blundell Rd frontage, outside the tree protection area.

Storm Sewer Works

- a) At the developer's cost, the City is to:
 - Cut and cap the existing storm service connection at the northwest corner of the development site.
 - Install two (2) new storm service connections each complete with inspection chambers at the eastern and western edges of the subject site, outside the tree protection area.

Sanitary Sewer Works

- a) At the developer's cost, the City is to:
 - Cut and cap the existing sanitary service connection located at the northeast corner of the development site.
 - Install two (2) new sanitary service connections each complete with inspection chambers at the eastern and western edges of the subject site, outside the tree protection area.

General Items

- a) The Developer is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- b) The developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- Provide a work order for the City to complete the following boulevard improvements, which are to be completed at future development stage:
 - c) upgrading the boulevard along the Blundell Road frontage to current City standard, including but not limited to providing:
 - A minimum 1.5 m wide treed/grass boulevard (the width of the boulevard is exclusive of the 0.15 m wide top of curb) and a 1.5 m wide concrete sidewalk behind the grass boulevard.

- Driveway crossings that are constructed to current City design standard (4.0 m wide driveway at the property line, with 0.9 m flares at the curb and 45 degree offsets to meet existing grade of sidewalk/boulevard). If the existing driveways need to be reconstructed or relocated, the finished frontage works must conform to the boulevard and sidewalk standards described under item a) above.
- Tree placement including tree species and spacing in the grass boulevard is to be determined by the City's Parks Department as part of the boulevard design review process.

Note: Adjacent to the Blundell Road frontage, there are four (4) trees on the subject site that are required to be retained and protected (Trees # 33, 35, 37, and 38). The retention of these trees may have implications on the design and construction of the required frontage improvements. The applicant is required to provide a work order with sufficient funds to design and construct the sidewalk and boulevard for the purpose of tree retention, to the satisfaction of the City.

Prior to Building Permit* issuance, the applicant must complete the following requirements:

- Submit a Construction Parking and Traffic Management Plan to the Transportation Department (if applicable). The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit for any construction hoarding (if applicable). If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed concurrence on file)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9627 (RZ 15-712886)
3760/3780 Blundell Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/B)".

P.I.D. 001-124-251

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW122 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

P.I.D. 001-124-269

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW122 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9627".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Approval signature lines for Mayor and Corporate Officer

CITY OF RICHMOND APPROVED by BK APPROVED by Director or Solicitor ll

MAYOR

CORPORATE OFFICER